Bartleys
Estate Agents









34 Ladbrook Road, Solihull B91 3RN

Price Guide £550,000

- Extended Semi Detached
- Three Bedrooms
- Tudor Grange Academy Catchment
- Large Mature Gardens
- No Chain
- Energy Efficiency Rating - D

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34 Ladbrook Road, Solihull B91 3RN

A superbly presented three bedroom extended semi-detached property situated within walking distance to Solihull Town centre and within the catchment area of Tudor Grange Academy & St Alphege Infant & Primary Schools. Benefiting from a spacious lounge, dining room, cloakroom/wc, extended breakfast kitchen/family room, side utility/single garage, three good size bedrooms, refitted modern wet room and large mature landscaped gardens. No Chain

APPROACH
Via a block paved pathway with gravelled driveway enabling off road parking for several vehicles leading to a covered storm porch entrance to the Hallway.

HALLWAY
Wood effect flooring, stairs rising to first floor landing, double panel radiator, ceiling light point, doors radiating off to the cloakroom / WC, lounge and kitchen.

LOUNGE
16' 1" (4.9M) X 10' 10" (3.3M)
Two double panel radiators, ceiling light point, wood effect flooring, UPVC double glazed bay window to the front aspect.



DINING ROOM / SITTING ROOM
22' 12" (7.0M) X 11' 2" (3.4M)
Log Burner with exposed brick hearth & chimney, wood effect flooring, double panel radiator, ceiling light point, opening leading to family room and kitchen.



FITTED KITCHEN / FAMILY ROOM
12' 2" (3.7M) X 10' 11" (3.34M) MAX
Fitted with a range of modern wall and base units with co-ordinating work surfaces, composite single drain sink unit, space for a dishwasher and fridge, integrated ceramic hob and built-in oven with extractor fan over, tiling to splash prone areas, tiled effect flooring, two double panel radiators, ceiling spotlights.

FAMILY ROOM
22' 8" (6.9M) X 8' 6" (2.6M)
Tiled effect flooring, two double panel radiators, ceiling spotlights, two skylights, UPVC double glazed French doors and UPVC double glazed windows to the rear aspect.

UTILITY ROOM
19' 8" (6.0M) X 7' 7" (2.3M)
Fitted with a range of modern wall and base units with co-ordinating work surfaces, space for a washing machine, plenty of storage, wall-mounted Baxi boiler, door to front aspect and door to the garden.



CLOAK ROOM / WC
Low level flush WC, hand wash basin, wood effect flooring, single panel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect.

FIRST FLOOR LANDING
Wood effect flooring, ceiling light point, UPVC double glazed window to the side aspect.

BEDROOM ONE (FRONT)
17' 1" (5.2M) X 10' 10" (3.3M)
A range of fitted furniture including wardrobes and a separate storage cupboard, wood effect flooring, ceiling light point and double panel radiator, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)
12' 10" (3.9M) X 10' 10" (3.3M)
Fitted wardrobes, wood effect flooring, ceiling light point, double panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
8' 6" (2.6M) X 6' 11" (2.1M)
Wood effect flooring, ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

BATHROOM / WET ROOM
9' 2" (2.8M) X 6' 11" (2.1M)
Refitted Bathroom / Wet Room with low level flush WC, bidet, hand wash basin with storage cupboards below, shower enclosure fully fitted with complementary tiling to floors and walls, Grohe thermostatic shower unit, chrome towel radiator, ceiling spotlights, extractor fan, two UPVC double glazed windows to the side and rear aspects.



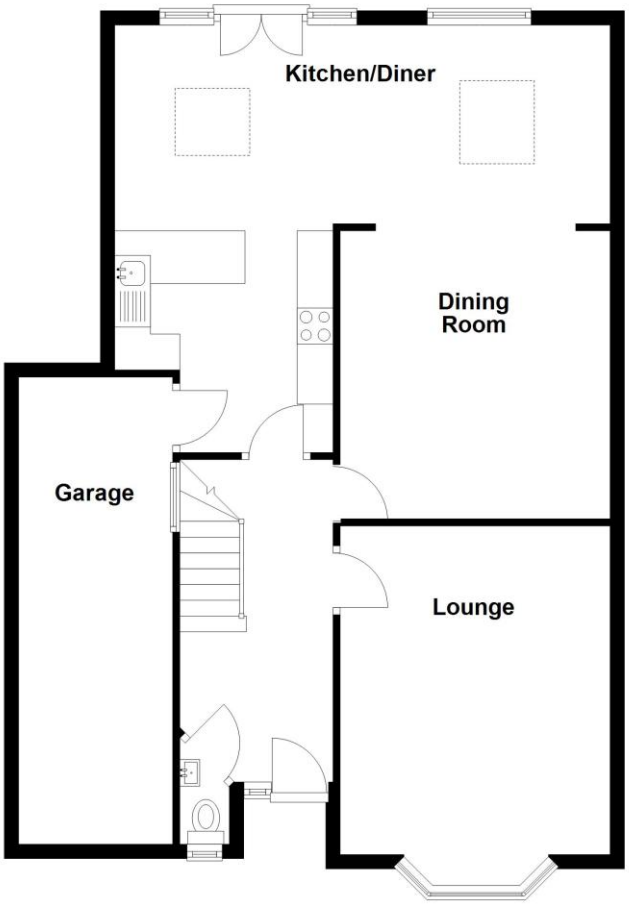
GARDEN
Large, landscaped garden with wood panel fenced perimeter and borders stocked with a selection of mature trees and shrubs. There garden has a timber shed and green house.

TENURE
We have been advised that the property is Freehold. This is subject to verification by your solicitor.



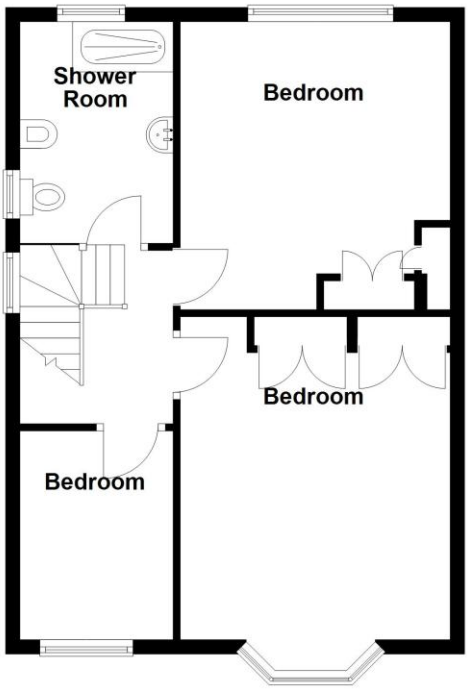
Ground Floor

Approx. 87.1 sq. metres (937.4 sq. feet)



First Floor

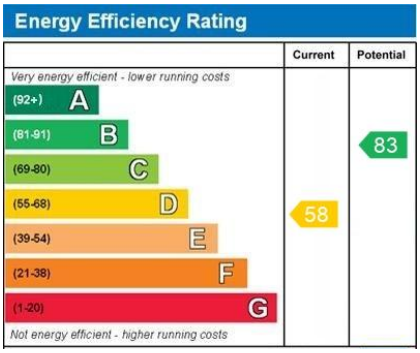
Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 139.0 sq. metres (1496.1 sq. feet)

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